

When recorded return to:

Ilet R. Fransson
Larry L. Fransson and Ilet R. Fransson,
Co-Trustees of the Fransson Living Trust
825 Parkland Loop
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260719

Mar 13 2026

Amount Paid \$1180.02
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620061284

Escrow No.: 620061284

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brickyard Park, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Larry L. Fransson and Ilet R. Fransson, Co-Trustees of the
Fransson Living Trust

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 76, BRICKYARD PARK, A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2,
ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 202210100047,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P136740 / 6097-000-076-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 3/9/26

Brickyard Park, LLC

BY: [Signature]
Tim Woodmansee
Member

State of Washington

County of Skaagit

This record was acknowledged before me on 3/9/26 by Tim Woodmansee
as Member of Brickyard Park, LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-29

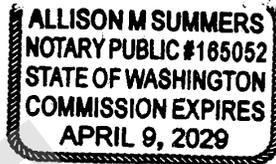


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Puget Sound Power & Light Company, a corporation
 - Purpose: Electric transmission and/or distribution line
 - Recording Date: December 2, 1925
 - Recording No.: 189530
 - Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Purpose: Sewer
 - Recording Date: October 25, 1973
 - Recording No.: 792523
 - Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Stanley C. Walters and Helen L. Walters, husband and wife
 - Purpose: Utilities
 - Recording Date: June 21, 1991
 - Recording No.: 9106210036
 - Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Campbell 1 LLC, Campbell 3 LLC, Campbell 4 LLC, and Campbell 7 LLC, all Washington limited liability companies
 - Purpose: Road maintenance
 - Recording Date: June 25, 2018
 - Recording No.: 201806250223
 - Affects: Portion of said premises and other premises

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: Puget Sound Energy, Inc., a Washington corporation
 - Purpose: Transmission, distribution and sale of electricity
 - Recording Date: August 25, 2020
 - Recording No.: 202008250016
 - Affects: Portion of said premises

6. Model Home Agreement and the terms and conditions thereof:

EXHIBIT "A"

Exceptions
(continued)

Executed by: Brickyard Park LLC and the City of Sedro-Woolley, WA a political
subdivision of the State of Washington
Recording Date: February 3, 2021
Recording No.: 202102030044

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County, a municipal corporation
Purpose: Water, sewer, electrical, and electronic information
Recording Date: April 9, 2021
Recording No.: 202104090069
Affects: Portion of said premises
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Brickyard Park, a Planned Residential Development Phase 1:
- Recording No: 202104270116
9. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
- Recording Date: April 27, 2021
Recording No.: 202104270117
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: June 28, 2021
Recording No.: 202106280053
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: October 10, 2022
Recording No.: 202210100048
10. Any unpaid assessments or charges and liability to further assessments or charges, for which

EXHIBIT "A"Exceptions
(continued)

a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Brickyard Park Homeowners Association
Recording Date: April 27, 2021
Recording No.: 202104270117

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Brickyard Park, a Planned Residential Development Phase 2:

Recording No: 202210100047

12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

13. Assessments, if any, levied by Sedro Woolley.
14. City, county or local improvement district assessments, if any.



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 02/06/26
between Ilet Fransson as Trustee to the Fransson Family Trust ("Buyer")
Buyer Buyer
and Brickyard Park LLC Brickyard Park, LLC ("Seller")
Seller Seller
concerning 825 Parkland Loop Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticity
Ilet Fransson as Trustee to the Fransson Family Trust 02/06/26
Buyer Date

Authenticity
Paul Woodmansee 10/17/2024
Seller Date

Authenticity
Timothy Woodmansee 10/17/2024
Seller Date